



Arden Oak Road, Birmingham B26 3LY

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welcome to

Arden Oak Road, Birmingham

****TRADITIONAL DETACHED PROPERTY**NO CHAIN**TWO RECEPTION ROOMS**THREE BEDROOMS**FITTED KITCHEN**EXTENDED UTILITY**SIDE GARAGE**UPSTAIRS SHOWER ROOM AND SEPARATE WC**LARGE DRIVEWAY TO THE FRONT**REAR GARDEN****

Agent Note

Council Tax Band D.

Entrance Porch

Meter cupboard, tiled floor and door to hallway.

Entrance Hall

Double glazed window to side, stairs to first floor. understairs storage, radiator and wall lightpoint.

Lounge

12' 8" x 10' 8" (3.86m x 3.25m)

Double glazed bay window, sliding door to garden, coving, radiator and ceiling lightpoint.

Dining Room

13' 9" into bay x 10' 9" (4.19m into bay x 3.28m)

Double glazed bay window to front, coving, feature fireplace, radiator, two wall lightpoints and ceiling lightpoint.

Kitchen

11' max x 7' 5" max (3.35m max x 2.26m max)

Double glazed window to rear, double glazed door to rear, cupboard draw units, roll top work surfaces, steel sink and drainer, hob, oven and extractor, radiator and ceiling lightpoint.

Utility Room

14' 8" x 5' 5" (4.47m x 1.65m)

Double glazed window and door to side, cupboard units, roll top work surfaces, plumbing for machine and dishwasher, wall central heating boiler, door to wc, tiled floor and radiator.

Wc

Low level wc, wall sink, tiled walls and floor, radiator and spotlights.

Landing

Double glazed window to side, loft access with ladder and wall lightpoint.

Bedroom One

14' 9" into bay x 8' 6" wardrobes (4.50m into bay x 2.59m wardrobes)

Double glazed bay window to front, fitted wardrobes, radiator and ceiling lightpoint.

Bedroom Two

13' 3" into bay x 10' 6" into wardrobes (4.04m into bay x 3.20m into wardrobes)

Double glazed bay window to rear, fitted wardrobes, radiator and ceiling lightpoint.

Bedroom Three

9' 5" x 6' 3" (2.87m x 1.91m)

Double glazed window to front, fitted draw units, radiator and ceiling lightpoint.

Shower Room

Double glazed window to rear, shower cubicle, vanity sink, heated towel rail, tiled walls and floor and spotlights.

Wc

Double glazed window to side, low level wc, tiled walls and floor, heated towel rail and spotlights.

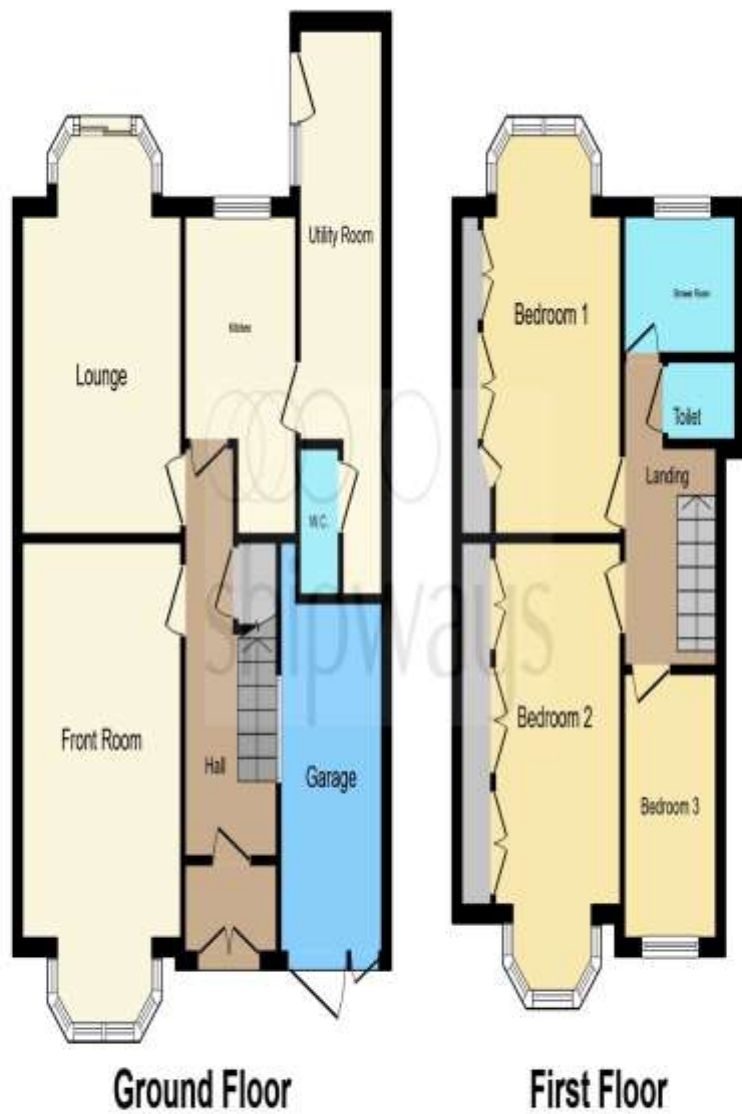
Rear Garden

Paved patio, lawned, further raised patio, shed, shrub borders, enclosed wall and fence.

Garage

13' x 7' 4" (3.96m x 2.24m)

Metal double doors to front, tiled floor and wall lightpoint.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Birmingham

- TRADITIONAL DETACHED PROPERTY
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- SIDE GARAGE
- NO CHAIN

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers over
£325,000



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